



250 Beaverbrook Street Winnipeg

\$539,900

Showings Now Offers Anytime Just when you thought River Heights already had so much to offer in comes this charming character duplex bungalow which offers a wealth of possibilities. The main floor unit featuring 2 beds & 1 bath is currently being rented (\$1802/month including utilities) & provides an immediate source of income. Each spacious and beautifully designed areas has had its structural integrity protected that blends modern comfort with timeless character everywhere you look. Enjoy the comforts of gorgeous wood flooring, gas fireplace, & updated windows. The vacant basement suite showcases a comfortable living space, eat-in kitchen, 1 bed, & 4 piece bath. Unlike traditional heating systems that can leave you with cold spots and inconsistent temperatures, this suite features state-of-the-art in-floor heating, providing a consistent gentle warmth that touches every corner of the unit. Upgraded electrical & mechanical systems, along w/ shared laundry, provide peace of mind for landlords & homeowners alike. This property offers a high degree of flexibility & has been meticulously updated & upgraded over the years, ensuring it will be a rewarding investment no matter what you choose to do with it

Living Room 16'33 x 11'33

Dining Room 11'17 x 10'92

Kitchen 10'92 x 8'17

Primary Bedroom 12'08 x 10

Bedroom 10'92 x 9'75

Four Piece Bath 6'42 x 5'83

Living Room 15'33 x 10

Eat-In Kitchen 15'50 x 7'50

Bedroom 10'17 x 9'83

Four Piece Bath 8'08 x 4'11

Listing Presented By:



Originally Listed by:
Royal LePage Prime Real Estate

jessecarlson@royallepage.ca



Royal LePage Prime Real Estate

1877 Henderson Highway ,
Winnipeg, MB, R2G 1P4

Phone: (204) 797-7164
rickjansen@royallepage.ca